



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: REI Kids Klub

LOCATION OF PROPOSAL: 2100 112th Ave NE

DESCRIPTION OF PROPOSAL: SEPA determination to establish a new 9,105 square foot daycare use within an existing multi-building office park. The site is approximately 1.25 acres. The new use will require approximately 33 parking spaces. Interior modifications to the structure are proposed under a separate building permit to accommodate the change of use. Exterior modifications are proposed to provide ADA access and covered play areas. The facility will be licensed by the Washington State Department of Children, Youth, and Families (DCYF)..

FILE NUMBERS: 18-116785-LM **PLANNER:** Carol Orr

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **11/29/2018**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Carol Heller
Environmental Coordinator

11/15/2018
Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolvef@atq.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



**City of Bellevue
Development Services Department
Land Use Staff Report, Environmental Review and
State Environmental Policy Act Threshold Determination**

Proposal Name: REI Kids Klub

Proposal Address: 2100 112th Ave NE

Proposal Description: **Application for SEPA threshold determination to establish a 9105 square foot daycare within an existing multi-building office park. The new use requires approximately 33 parking space. Interior modifications to the structure are proposed under a separate building permit to accommodate the change of use. Exterior modifications are proposed to provide ADA access and covered play areas.**

File Number: 18-116785-LM

Applicant: Plan One; William Gottlieb

Decisions Included: Determination of Non-Significance

Planner: Carol Orr, Associate Planner

State Environmental Policy Act
Threshold Determination: **Determination of Non-Significance (DNS)**

Carol V. Helland

Carol V. Helland,
Environmental Coordinator

Notice of Application Date:	<u>July 19, 2018</u>
Bulletin Publication Date:	<u>November 15, 2018</u>
Appeal Deadline:	<u>November 29, 2018</u>

The public and agency comment period was provided with the Notice of Application. For information on how to appeal a proposal, visit the City of Bellevue Permit Center or call 425-452-6864.

I. Request/Project Description

The applicant, Plan One, on behalf of the child care operator, proposes to establish a 9,105 square foot child care facility within an existing commercial building. The new use will provide child care for 178 children beneath the ages of 0 and 5 years. Approximately 30 school age children will be on site in the afternoons for after school care. A covered outdoor play area will be created on the west and east sides. A small addition is proposed on the north side of the structure to provide additional administrative office space for the use. An ADA compliant ramp is proposed for the north and south elevations to ensure safe entrance and egress to users of all abilities. A site plan has been included in this report as Attachment D

II. Site Description and Context

The structure is located at 2100 112th Ave NE. This site is currently developed as an office building within an office park. The subject property is bounded on the west by 112th Ave NE. All other property lines are adjacent to office buildings within the same land use district. The total parcel size is 54,514 square feet. (1.25 acres). Developments in the immediate vicinity of this lot all consist of office buildings, many sharing the same easement to access their sites. The Hidden Valley Sports Park is located nearby with a Boys and Girls Club facility on site. A vicinity map has been included in this report as Attachment C.

III. Consistency with Land Use Code/Zoning Requirements

The subject property is located in the Office (O) land use district. Zoning in the vicinity is as follows:

North: Office (O)
South: Office (O)
East: Office (O)
West: Office (O)

The proposed day care use is permitted within the Office (O) land use district. Development on this site must conform to all applicable zoning requirements as outlined in the Land Use Code.

IV. State Environmental Policy Act

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of this proposal. The Environmental Checklist and supplemental documentation submitted with the application adequately discloses expected environmental impacts associated with the action. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code, Transportation Standards Code, Development Standards, Transportation Impact Fees, and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is attached to this report in Attachment A.

The following documents were considered during the environmental review and may be found in the project file:

1. Environmental Checklist submitted June 18, 2018.

Adverse impacts which are less than significant are usually subject to City codes or Standards, which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

The following are the environmental elements impacted by the proposal and a discussion of how those impacts will be mitigated through the application of existing code authority.

A. EARTH

The site is predominantly flat, with a very gentle slope downward from north to south of approximately 2%.

Applying approved erosion and sediment controls (Best Management Practices or BMPs) to construction sites can greatly reduce the delivery of sediment to surface waters and storm drainage systems located downstream of the site. These BMPs are described in the City of Bellevue Clearing and Grading Code and the Washington State Department of Ecology's Stormwater Management Manual for the Puget Sound Basin. The required clearing and grading permit will impose conditions for erosion control BMPs such as silt fences, catch basin inserts, limitation on grading activities during rain, and monitoring.

Compliance with City of Bellevue Codes and conditions imposed by the clearing and grading code under the associated Building permit will adequately mitigate potential adverse impacts to earth resources.

B. WATER

Approximately 57% of the site will be covered with impervious surfaces after project construction. Based on the large undeveloped play area on site, the site falls far below the maximum impervious surface limits allowed in the City of Bellevue Land Use Code. Significant landscaping will remain on site, both at the perimeter and within the parking and play areas. Impacts to surface water will be mitigated by compliance with City of Bellevue requirements for onsite stormwater runoff control. Pollutants from the new development will be mitigated by compliance with City of Bellevue and Department of Ecology standards for on-site stormwater treatment.

C. TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan FEIS Addendum. The impacts of growth that are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's 2016 - 2027 Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. Kids Klub lies within MMA #1, which has a 2027 total growth projection of 12,101

square feet of development type "Other". This development proposes to remodel an existing 10,340 square foot office building into 10,480 square feet of day care space. There will be a net increase of 140 square feet of "Other" type development. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan FEIS Addendum.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply. The Kids Klub project is a day care use, which is exempt from paying traffic impact fees if the Impact Fee Exemption form is signed by the applicant and recorded with King County.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

The Kids Klub development will generate approximately 115 net new p.m. peak hour trips. That number was used to check for concurrency. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, five system intersections received 20 or more p.m. peak hour trips.

Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency (see Attachment B).

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules. The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.040.F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. Upon issuance of the building permit, concurrency is reserved for the life of the building permit as provided for in BCC 23.05.100.E.

Short Term Operational Impacts and Mitigation

City staff reviewed the Traffic Impact Analysis and analyzed short term operational impacts of this proposal in order to recommend mitigation if necessary. Transportation Engineering Northwest provided a traffic impact study for this development, which is included in the file for this project. Issues that were analyzed included vehicle and pedestrian sight distance, on-site parking requirements, and traffic conditions in the A.M. and P.M. peak hour periods. Mitigation, in the form of frontage improvements along 112th Avenue NE is recommended as a condition of the Kids Klub project.

Section VII for related Condition of Approval regarding frontage improvements.

D. NOISE

Short term noise impacts can be expected from construction vehicles and activity as a result of new development on the site. Construction noise and maximum noise levels must meet the standards detailed in Bellevue City Code section 9.18, Noise Control.

A small amount of long term noise impacts can be expected from the increased activity within the outdoor play area on the site. This noise will be intermittent throughout the hours the day care facility will be open and cease when the facility closes. While the noise associated with the child care use will be more than previously generated by the office use, the noise associated with children at play is not specifically addressed in section 9.18 of Bellevue City Code. The noise associated with the use of the play areas would likely be equal to or less than the noise generated by the nearby Hidden Valley Sports park.

E. UTILITIES

Water

The water supply for this site will be provided from the existing 16" ductile iron water main located in 112th AVE NE off the 400 pressure zone. The City of Bellevue has adequate supply for this proposed project.

Sewer

The site is served by the 8" vitrified clay sewer main located in 112th Ave NE. The City of Bellevue has adequate capacity for providing sanitary sewer for this proposed project.

Storm Drainage

The project triggers storm water Minimum Requirements 1-5 per 2012 Department of Ecology manual.

The proposed storm drainage plans provide adequate mitigation as outlined in the City of Bellevue Storm & Surface Water Engineering Standards. The project proposes to directly connect to the city storm system through an easement on an adjacent property.

Section VII for related Condition of Approval regarding water, sewer and storm drainage.

V. Technical Reviews

Transportation Department:

Site Access and Loading

The proposed project is located along the east side of 112th Avenue NE, functioning as part of an office complex. Primary vehicular access to the proposed project will be provided via two existing full access driveways into the office complex. The northern driveway is on the tenant's property, and the southern driveway is located in an access easement on the property to the south. No changes to these driveway locations are proposed with the Kids Klub project, however the driveways will be reconstructed with the improvements to the frontage.

Loading and unloading of students will occur in the vehicle parking spaces. The day care requires that the parents sign in their students when they are dropped off, so the parents will park and walk the students to and from the building. The peak parking demand for this day care is 33 vehicles. The current site plan includes 39 on-site parking stalls within the property limits, which is expected to accommodate the peak parking demand associated with the day care use.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual. The existing frontage along 112th Avenue SE consists of a 6-foot-wide sidewalk with tree pits spaced approximately 50 feet apart. The existing driveway to the lot is not ADA compliant. The existing sidewalk is on the sidewalk defect list, having many panels heaved by tree roots and the City of Bellevue will be initiating an improvement project in this area in 2019. Frontage improvements will consist of an 8-foot wide sidewalk, 5-foot wide planter, irrigation, root barrier, installation of a new 26-foot-wide driveway where the existing driveway is located, and street lighting to Bellevue's standards. These conditions may be modified to match what will be constructed under the City of Bellevue Capitol Improvement Project (CIP).

See Section VII for related Conditions of Approval regarding street frontage improvements.

1. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing SW-140-1 or equivalent).
2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage.

Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

3. The existing curb, gutter, and sidewalk on 112th Avenue NE shall be completely removed and reconstructed with a sidewalk width of at least eight feet, not including the curb. A new 26-foot-wide driveway will be installed where the existing northern driveway is removed. A five-foot wide planter will be installed with new street trees, a spray irrigation system, and root barriers. Applicant must work with a City of Bellevue Parks Arborist for replacement tree species, irrigation system design and other plantings. Please contact either Tom Kuykendall at 425-452-7924 or TKuykendall@bellevuewa.gov. Alternatively, contact Merryn Hearn, at 425-452-4100 or MHearn@bellevuewa.gov.
4. The new landscaping planter strip within the sidewalk along 112th Avenue NE shall be irrigated with a private metered water source. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk. Installation of the proposed planter shall include a spray irrigation system, soil preparation, root barrier and plantings. Root barrier and soil preparation are described in Standard Drawings SW-120-1 and SW-130-1. Landscaping in the right-of-way shall be maintained by the abutting property owner(s) unless maintenance has been accepted by the city. The species selected shall be discussed with either Tom Kuykendall (425-452-7924, TKuykendall@bellevuewa.gov) or Merryn Hearn (425-452-4100 or Mhearn@bellevuewa.gov) of Parks.
5. The design and appearance of the sidewalk and landscaping on 112th Avenue NE shall comply with the standards and drawings in the Transportation Department Design Manual. The sidewalk shall be constructed of standard concrete with a

broom finish and a two-foot by two-foot score pattern, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features.

Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements. See section on Alternative Paving Materials for further details.

If the developer requests alternative paving materials, samples must be submitted for review. If approved, any non-standard patterns, colors, or other features may be installed only if an agreement is recorded against the property to hold the landowners responsible for maintenance and replacement of all such non-standard sidewalk features.

6. The driveway on 112th Avenue NE shall have an approach width of 26 feet, as defined in standard drawing SW-150-1 or equivalent. The driveway apron design shall be consistent with standard drawing SW-150-1 or equivalent.
7. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing SW-150-1 or equivalent. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.
8. These improvements may be modified to match the work associated with the City's Capitol Improvement Project.

See Section VII for related Conditions of Approval regarding Civil Engineering Plans, Building Plans and Site Plans.

Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site.

See Section VII for related Conditions of Approval regarding sidewalk/utility easements.

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit.

See Section VII for related Conditions of Approval regarding right of way use permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, 112th Avenue NE has been classified as "Standard Trench Restoration." Any street cuts in the road require restoration per standard drawing RC-190-1.

See Section VII for related Conditions of Approval regarding pavement restoration.

VI. Public Comments and Response

The City initially notified the public of this environmental review on July 19th, 2018 using mailed notice, publication in the *Weekly Permit Bulletin*, and publication in the *Seattle Times*. Staff received no public comments regarding this application as of the writing of this report.

VII. Conditions of Approval

A PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. RIGHT-OF-WAY USE PERMIT

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: Bellevue City Code 11.70 & 14.30
REVIEWER: Tim Stever, Transportation Department

2. CIVIL ENGINEERING PLANS – TRANSPORTATION

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

- a) Traffic signs and markings.
- b) Curb, gutter, sidewalk, and driveway approach design. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed. An arborists report shall be provided to confirm the sidewalk design requirements.
- c) Curb ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
- d) Installation or relocation of streetlights and related equipment.
- e) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
- f) Sight distance. Show the required sight triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
- g) Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalk. The driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- h) City standards for driveway widths range from 30 to 36 feet on arterial streets, and 26 to 30 feet for local streets. Driveway aprons must be constructed in accordance with Design Manual Standard Drawing DEV-7D or DEV-7E.
- i) Location of fixed objects in the sidewalk or near the driveway approach.
- j) Trench restoration within any right of way or access easement.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; Americans with Disabilities Act

REVIEWER: Ian Nisbet, Transportation Department

3. SIDEWALK/UTILITY EASEMENTS

The applicant shall provide sidewalk and utility easements to the City such that sidewalks and planters outside of the City right of way along the property frontage are located within a pedestrian easement area.

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Ian Nisbet, Transportation Department

4. WATER, SEWER AND STORM DRAINAGE

The water, sewer and storm drainage shall be designed per the current City of Bellevue Utility Code and the Utility Engineering Standards. The proposed improvements will be reviewed, approved and inspected under the storm, side sewer and the water permit applications. A recorded easement must be provided before the approval of a storm connection permit.

AUTHORITY: Bellevue City Code 24.02, 24.04 & 24.06
REVIEWER: Lori Santo, Utilities Department

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. BUILDING AND SITE PLANS - TRANSPORTATION

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241
REVIEWER: Ian Nisbet, Transportation Department

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. STREET FRONTAGE IMPROVEMENTS

All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the Transportation Department inspector. These improvements include, and may be modified to match what is constructed by the City of Bellevue's Capitol Improvement Project:

An 8-foot-wide concrete sidewalk.

- A 4-foot-wide planter strip with root barrier and spray irrigation system.
- Replaced driveway approach per standard drawing SW-150-1.
- Street lighting per Bellevue Standards.
- Driveway shall meet fixed object and sight distance requirements.

All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be

relocated as necessary. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector.

AUTHORITY: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.

REVIEWER: Ian Nisbet, Transportation Department

2. PAVEMENT RESTORATION

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

a) 112th Avenue NE: The City plans to resurface this street in the year 2020 after which a 5-year no-street-cut moratorium will be in effect. All necessary trenching and street cuts must be completed by that time. Should the street surfaces become damaged as a result of this development after the City resurfaces this street, a full grind and overlay will be required.

AUTHORITY: Bellevue City Code 14.60. 250; Design Manual Design Standard #23

REVIEWER: Tim Stever, Transportation Department

Attachments

- A. Environmental Checklist
- B. Certificate of Concurrency
- C. Vicinity Map
- D. Site Plan



DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

Permit # 18-116785-LM
REI Kids Klub

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

JUN 18 2018
Permit Processing

Reviewed
CLO
7/10/18

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Kids Klub Bellevue
2. Name of applicant: [\[help\]](#)
Kids Klub REI Bellevue, LLC.
3. Address and phone number of applicant and contact person: [\[help\]](#)
2100 112th Avenue NE, Michael Wojciechowski (626) 945-0126
4. Date checklist prepared: [\[help\]](#)
January 25, 2018
5. Agency requesting checklist: [\[help\]](#)
*City of Bellevue ~~Building Department~~ **Development Services Department Land Use Division***
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Construction to be completed by end of summer 2018
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) **Current proposal involves conversion of existing office building to child care use.**
Undetermined at this time
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
Civil Engineering Drainage Plan
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
No **Project is awaiting Building Permit approval, and Childcare Registration issuance**
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
Building Permit, Plumbing Permit, Electrical Permit, Mechanical permit **Applicant must acquire a license from the Department of Early Learning prior to beginning operations**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
Conversion of Office use to Child Day Care facility. The site is 54,514 square feet in area and the building is 10,480 square feet in area.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)
2100 112th Avenue NE, Tax Parcel Number 242770-0010, Section 29,
Township 25 N, Range 5 East W.M. Legal Description as follows:

Lot 1, Everwood Park and Lot 1, City of Bellevue Short Plat No. 78-53,
Recording No. 7810030703. **Vicinity Map is attached at the end of this document**

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☐ Flat, ☒ rolling, ☐ hilly, ☐ steep slopes,
☐ mountainous, other: *Click here to enter text.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
*43%.....approximately 120 square feet of steep slope area
(40% or greater)*
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat,
muck)? If you know the classification of agricultural soils, specify them and note any
agricultural land of long-term commercial significance and whether the proposal results in
removing any of these soils. [\[help\]](#) **AgC: Alderwood gravelly sandy loam,
Typical glacial till soils 8 to 15 percent slopes**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so,
describe. [\[help\]](#)
No
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of
any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
None at this time
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
[\[help\]](#) **Sedimentation and Erosion Control will be reviewed per BCC 23.76**
No
- g. About what percent of the site will be covered with impervious surfaces after project
construction (for example, asphalt or buildings)? [\[help\]](#)
28,378 square feet
This percentage will be reviewed for compliance with LUC 20.10.010
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Sedimentation and Erosion Control will be reviewed per BCC 23.76

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction,
operation, and maintenance when the project is completed? If any, generally describe and
give approximate quantities if known. [\[help\]](#)
**Construction dust and diesel exhaust related to construction of the project.
After completion emissions from HVAC equipment and vehicle exhaust**

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- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
*None anticipated to be Required**No*

3. Water [\[help\]](#)

a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
No
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
Not applicable
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
No
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the

number of animals or humans the system(s) are expected to serve. [\[help\]](#)
Not applicable

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
*See attached Civil Engineering drawings.
Storm water will be collection through roof and area drains and conveyed to existing public storm water facilities in 112th Ave NE, or to an drainage easement on an adjacent lot.*
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
No
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
No

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)
See attached Civil Engineering drawings.

This project will be required to comply with NPDES standards

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)
 - ☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
 - ☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
 - ☒shrubs
 - ☒grass
 - ☐pasture
 - ☐crop or grain
 - ☐Orchards, vineyards or other permanent crops.
 - ☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
 - ☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
 - ☐other types of vegetation: *Click here to enter text.*
- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
Some shrubbery may be removed however there are no plans to remove any trees
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
None observed
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
The site is heavily wooded with Cedar, Fir and Maple trees and native shrubs and ground covers and all is expected to be maintained making any additional landscaping necessary to be minimal.

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7/10/18**

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
None

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, ☐other: peregrine falcons, osprey, jays, doves, owls
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: ☐C1 coyote, raccoon, chipmunk, squirrel,
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, rabbit, opossum, and other small
text. mammals such as voles, shrews and bats.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
None observed

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
No **The Puget Sound Basin is part of the Pacific Flyway**

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
Unknown **The site will remain largely forested as there are no plans to remove trees.**

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
Unknown

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Electric, Natural Gas.....Used for heating , cooling and lighting.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
NO
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
Eventual replacement of existing aluminum framed single pane window units.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)
No

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)
None
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)
None
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)
None
- 4) Describe special emergency services that might be required. [\[help\]](#)
None
- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
Not applicable

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)
Road traffic on 112th Avenue NE but is negligible.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site. [\[help\]](#)
Construction, delivery trucks, etc.
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
The site is an occupied office site and as the majority of the work is interior tenant improvement, outside of any deliveries by trucks, the noise levels would not be any different than what occurs at the site at the present.

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding use:

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
Office complex with three separate buildings
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
No

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- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

- c. Describe any structures on the site. [\[help\]](#)

10, 584 Square foot office building with a footprint of 7445 square feet.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

NO

- e. What is the current zoning classification of the site? [\[help\]](#)

O Office

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Not Applicable Office

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

150

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Proposed use is permitted under current zoning

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high,

middle, or low-income housing. [\[help\]](#)

None

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not applicable

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Tallest height above the lowest ground level abutting the building is approximately 31'-9" Principal exterior is comprised of stucco, glass, wood trim and concrete tile roofing.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

No impacts are anticipated

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None, the building has a very deep eave

A substantial number of trees exist on site, significantly reducing any glare from the subject property.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None are anticipated to be needed.

Retention of existing on site tree cover will reduce and control any light or glare impacts

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None

The City of Bellevue Park; Hidden Valley Sports Park is immediately adjacent on the opposite side of 112th Ave NE. The Boys and Girls Club operates a recreational facility at this location.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The facility will provide several out door covered and uncovered play areas

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7/10/18**

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
Unknown
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
Unknown
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
Not applicable
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)
None anticipated

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
112th Avenue NE runs along the west edge of the property
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
Yes, King County metro Route 232
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
The existing number of parking spaces would meet the requirement of the proposed Use. One parking space will be eliminated in order to create two handicap spaces. The proposed use will comply with the parking requirements of LUC 20.20.590. The applicant supplied a parking and traffic impact study for review.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
No new parking spaces are required to be created and one parking space would be eliminated in order to creat two handicaped parking spaces. Improvements will be required to the existing sidewalk, planting strip and driveway along 112th Ave NE as part of this project.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) *NO*
This site is within 1.1 miles of the nearest light rail station when it has been completed.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
104 net new vehicle trips during the AM hours and 115 net new trips during the PM hours. The percentage of commercial vehicles would be negligible. This was the result of a Level 1 traffic dated January 23, 2018 by Transportation Engineering Northwest.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
NO
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
None anticipated

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
None anticipated
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
None anticipated

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer septic system, other
Electricity, water, natural gas, refuse service, telephone, sanitary sewer
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
Existing utilities will be utilized

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: *William Gottlieb*



Position and Agency/Organization: *Click here to enter text.*

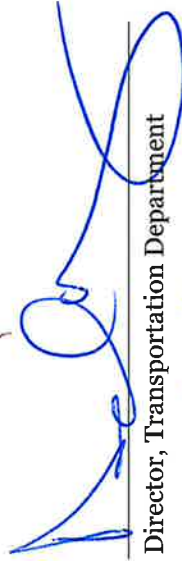
Date Submitted: *Click here to enter a date.*



CERTIFICATE OF CONCURRENCY

Kids Klub REI

This certificate documents the Transportation Department Director's decision that the development project at 2100 112th Avenue NE (File No. 18-116785-LM) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 115 net new p.m. peak hour trips to that project, subject to Process II appeal of either the concurrency determination or the Design Review decision. This reservation will expire one year from the land use decision date unless a complete building permit application is filed prior to that date (BCC 14.10.040F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of that application (BCC 23.05.090H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100E).



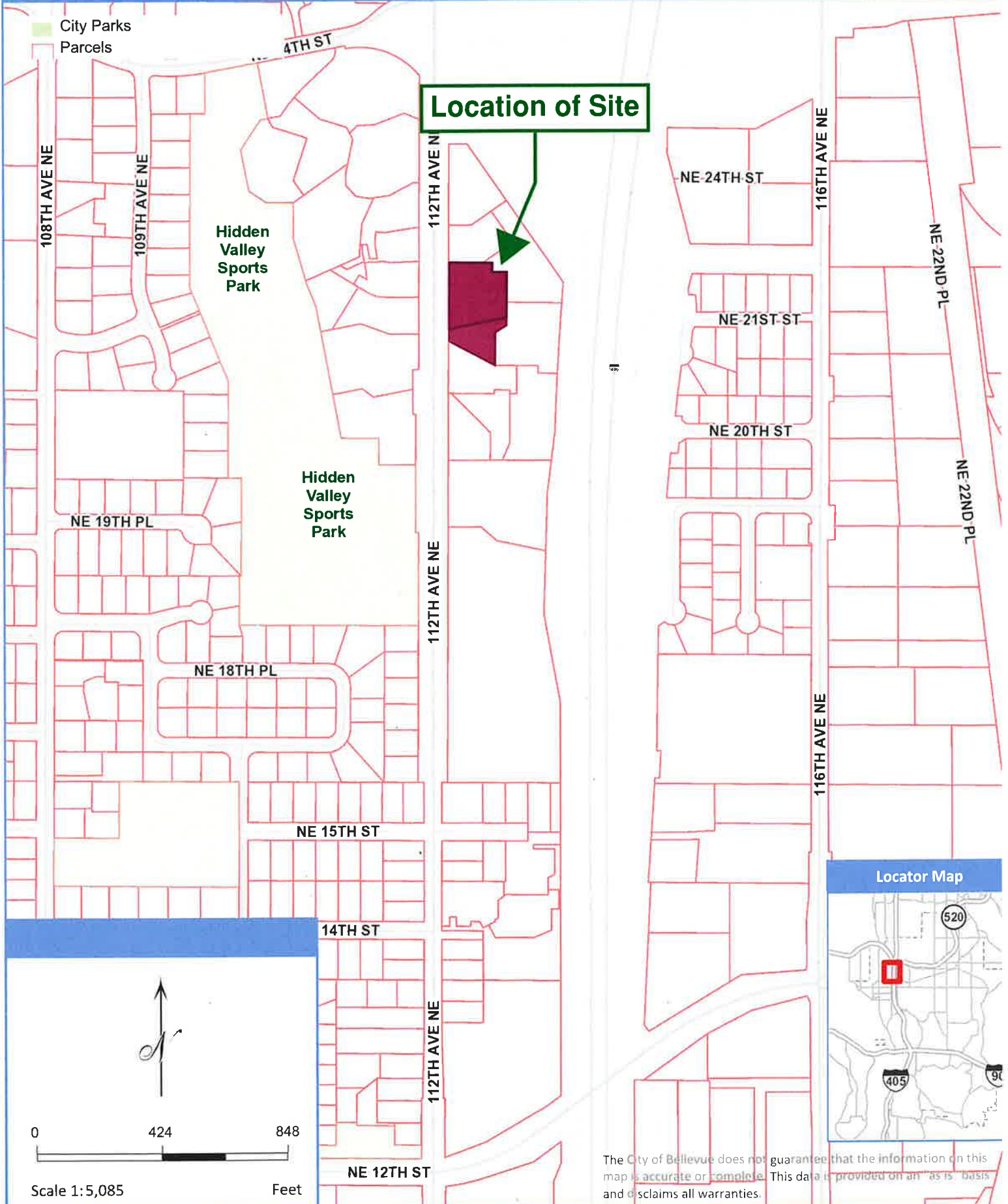
Director, Transportation Department

11/15/13

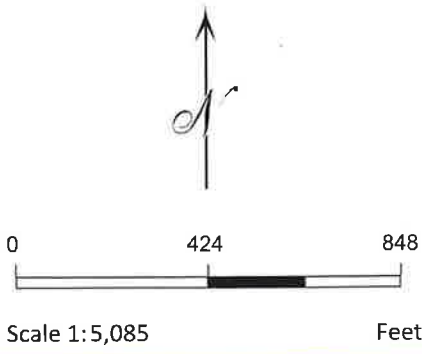
Date

Certificate No. 119

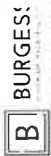
18-116785-LM
REI Kids Klub Daycare
2100 112th Ave NE



The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.



A Trust Instrument for
KIDS KLUB REI BELLEVUE
2101 NORTH AVENUE
BELLEVUE, WA 98004



BURGES
ARCHITECTS & PLANNERS, PLLC
1100 1st Avenue, Suite 200
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206.451.1000
www.burgesarchitects.com

PARKING CALCULATIONS

EXISTING PARKING LEVEL: B - DRIVE
PARKING CALCULATIONS FOR BELLEVUE, LLC 20.20.300 - PARKING, CIRCULATION AND
WALKING REQUIREMENTS:

PARKING RATIO PER 20.20.300 - BUSINESS OFFICE SERVICES/PROFESSIONAL SERVICES :
MINIMUM NUMBER OF PARKING SPACES REQUIRED - 4,100 SF NSF
MAX. NUMBER OF PARKING SPACES ALLOWED - 5,100 NSF

BUILDING NET SQUARE FEET = 9,105 SF
1100 NSF / 1000 SF = 1.100 NSF = 1.100 NSF = 1.100 NSF
9,105 NSF / 1000 NSF = 9.105 NSF = 9.105 NSF = 9.105 NSF

EXISTING PARKING STALLS PROVIDED AROUND THE BUILDING = 23

PROPOSED PARKING LEVEL: HILL DRIVE

PARKING CALCULATIONS FOR BELLEVUE, LLC 20.20.300 F.S. - UNDESIGNED USES
THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT SHALL ESTABLISH THE
MINIMUM NUMBER OF PARKING SPACES REQUIRED AND MAY ESTABLISH THE MAXIMUM
NUMBER OF PARKING SPACES ALLOWED. THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT MAY
CONSIDER BUT IS NOT LIMITED TO THE FOLLOWING IN ESTABLISHING PARKING
REQUIREMENTS: A. DOCUMENTATION SUPPLIED BY THE APPLICANT REGARDING ACTUAL PARKING
DEMAND FOR THE PROPOSED USE OR B. DEMAND FOR THE PROPOSED USE OR C. REQUIRED PARKING FOR THE PROPOSED USE AS DETERMINED BY OTHER
COMPARABLE JURISDICTIONS

PROPOSED BUILDING NET SQUARE FEET INCLUDING COVERED AREA = 9,600 SF

EXISTING PARKING STALLS PROVIDED AROUND THE BUILDING = 23

**PLEASE REFER TO SUBMITTED PARKING CALCULATION FOR TRANSPORTATION
CONSIDERING ADJUSTMENT FROM INFORMATION TO CITY OF BELLEVUE TRANSPORTATION
DEPARTMENT.**

BUILDING GRADE

1728.3	1728.4	1728.5	1728.6	1728.7	1728.8	1728.9	1729.0	1729.1	1729.2	1729.3	1729.4	1729.5	1729.6	1729.7	1729.8	1729.9	1730.0	1730.1	1730.2	1730.3	1730.4	1730.5	1730.6	1730.7	1730.8	1730.9	1731.0	1731.1	1731.2	1731.3	1731.4	1731.5	1731.6	1731.7	1731.8	1731.9	1732.0	1732.1	1732.2	1732.3	1732.4	1732.5	1732.6	1732.7	1732.8	1732.9	1733.0	1733.1	1733.2	1733.3	1733.4	1733.5	1733.6	1733.7	1733.8	1733.9	1734.0	1734.1	1734.2	1734.3	1734.4	1734.5	1734.6	1734.7	1734.8	1734.9	1735.0	1735.1	1735.2	1735.3	1735.4	1735.5	1735.6	1735.7	1735.8	1735.9	1736.0	1736.1	1736.2	1736.3	1736.4	1736.5	1736.6	1736.7	1736.8	1736.9	1737.0	1737.1	1737.2	1737.3	1737.4	1737.5	1737.6	1737.7	1737.8	1737.9	1738.0	1738.1	1738.2	1738.3	1738.4	1738.5	1738.6	1738.7	1738.8	1738.9	1739.0	1739.1	1739.2	1739.3	1739.4	1739.5	1739.6	1739.7	1739.8	1739.9	1740.0	1740.1	1740.2	1740.3	1740.4	1740.5	1740.6	1740.7	1740.8	1740.9	1741.0	1741.1	1741.2	1741.3	1741.4	1741.5	1741.6	1741.7	1741.8	1741.9	1742.0	1742.1	1742.2	1742.3	1742.4	1742.5	1742.6	1742.7	1742.8	1742.9	1743.0	1743.1	1743.2	1743.3	1743.4	1743.5	1743.6	1743.7	1743.8	1743.9	1744.0	1744.1	1744.2	1744.3	1744.4	1744.5	1744.6	1744.7	1744.8	1744.9	1745.0	1745.1	1745.2	1745.3	1745.4	1745.5	1745.6	1745.7	1745.8	1745.9	1746.0	1746.1	1746.2	1746.3	1746.4	1746.5	1746.6	1746.7	1746.8	1746.9	1747.0	1747.1	1747.2	1747.3	1747.4	1747.5	1747.6	1747.7	1747.8	1747.9	1748.0	1748.1	1748.2	1748.3	1748.4	1748.5	1748.6	1748.7	1748.8	1748.9	1749.0	1749.1	1749.2	1749.3	1749.4	1749.5	1749.6	1749.7	1749.8	1749.9	1750.0	1750.1	1750.2	1750.3	1750.4	1750.5	1750.6	1750.7	1750.8	1750.9	1751.0	1751.1	1751.2	1751.3	1751.4	1751.5	1751.6	1751.7	1751.8	1751.9	1752.0	1752.1	1752.2	1752.3	1752.4	1752.5	1752.6	1752.7	1752.8	1752.9	1753.0	1753.1	1753.2	1753.3	1753.4	1753.5	1753.6	1753.7	1753.8	1753.9	1754.0	1754.1	1754.2	1754.3	1754.4	1754.5	1754.6	1754.7	1754.8	1754.9	1755.0	1755.1	1755.2	1755.3	1755.4	1755.5	1755.6	1755.7	1755.8	1755.9	1756.0	1756.1	1756.2	1756.3	1756.4	1756.5	1756.6	1756.7	1756.8	1756.9	1757.0	1757.1	1757.2	1757.3	1757.4	1757.5	1757.6	1757.7	1757.8	1757.9	1758.0	1758.1	1758.2	1758.3	1758.4	1758.5	1758.6	1758.7	1758.8	1758.9	1759.0	1759.1	1759.2	1759.3	1759.4	1759.5	1759.6	1759.7	1759.8	1759.9	1760.0	1760.1	1760.2	1760.3	1760.4	1760.5	1760.6	1760.7	1760.8	1760.9	1761.0	1761.1	1761.2	1761.3	1761.4	1761.5	1761.6	1761.7	1761.8	1761.9	1762.0	1762.1	1762.2	1762.3	1762.4	1762.5	1762.6	1762.7	1762.8	1762.9	1763.0	1763.1	1763.2	1763.3	1763.4	1763.5	1763.6	1763.7	1763.8	1763.9	1764.0	1764.1	1764.2	1764.3	1764.4	1764.5	1764.6	1764.7	1764.8	1764.9	1765.0	1765.1	1765.2	1765.3	1765.4	1765.5	1765.6	1765.7	1765.8	1765.9	1766.0	1766.1	1766.2	1766.3	1766.4	1766.5	1766.6	1766.7	1766.8	1766.9	1767.0	1767.1	1767.2	1767.3	1767.4	1767.5	1767.6	1767.7	1767.8	1767.9	1768.0	1768.1	1768.2	1768.3	1768.4	1768.5	1768.6	1768.7	1768.8	1768.9	1769.0	1769.1	1769.2	1769.3	1769.4	1769.5	1769.6	1769.7	1769.8	1769.9	1770.0	1770.1	1770.2	1770.3	1770.4	1770.5	1770.6	1770.7	1770.8	1770.9	1771.0	1771.1	1771.2	1771.3	1771.4	1771.5	1771.6	1771.7	1771.8	1771.9	1772.0	1772.1	1772.2	1772.3	1772.4	1772.5	1772.6	1772.7	1772.8	1772.9	1773.0	1773.1	1773.2	1773.3	1773.4	1773.5	1773.6	1773.7	1773.8	1773.9	1774.0	1774.1	1774.2	1774.3	1774.4	1774.5	1774.6	1774.7	1774.8	1774.9	1775.0	1775.1	1775.2	1775.3	1775.4	1775.5	1775.6	1775.7	1775.8	1775.9	1776.0	1776.1	1776.2	1776.3	1776.4	1776.5	1776.6	1776.7	1776.8	1776.9	1777.0	1777.1	1777.2	1777.3	1777.4	1777.5	1777.6	1777.7	1777.8	1777.9	1778.0	1778.1	1778.2	1778.3	1778.4	1778.5	1778.6	1778.7	1778.8	1778.9	1779.0	1779.1	1779.2	1779.3	1779.4	1779.5	1779.6	1779.7	1779.8	1779.9	1780.0	1780.1	1780.2	1780.3	1780.4	1780.5	1780.6	1780.7	1780.8	1780.9	1781.0	1781.1	1781.2	1781.3	1781.4	1781.5	1781.6	1781.7	1781.8	1781.9	1782.0	1782.1	1782.2	1782.3	1782.4	1782.5	1782.6	1782.7	1782.8	1782.9	1783.0	1783.1	1783.2	1783.3	1783.4	1783.5	1783.6	1783.7	1783.8	1783.9	1784.0	1784.1	1784.2	1784.3	1784.4	1784.5	1784.6	1784.7	1784.8	1784.9	1785.0	1785.1	1785.2	1785.3	1785.4	1785.5	1785.6	1785.7	1785.8	1785.9	1786.0	1786.1	1786.2	1786.3	1786.4	1786.5	1786.6	1786.7	1786.8	1786.9	1787.0	1787.1	1787.2	1787.3	1787.4	1787.5	1787.6	1787.7	1787.8	1787.9	1788.0	1788.1	1788.2	1788.3	1788.4	1788.5	1788.6	1788.7	1788.8	1788.9	1789.0	1789.1	1789.2	1789.3	1789.4	1789.5	1789.6	1789.7	1789.8	1789.9	1790.0	1790.1	1790.2	1790.3	1790.4	1790.5	1790.6	1790.7	1790.8	1790.9	1791.0	1791.1	1791.2	1791.3	1791.4	1791.5	1791.6	1791.7	1791.8	1791.9	1792.0	1792.1	1792.2	1792.3	1792.4	1792.5	1792.6	1792.7	1792.8	1792.9	1793.0	1793.1	1793.2	1793.3	1793.4	1793.5	1793.6	1793.7	1793.8	1793.9	1794.0	1794.1	1794.2	1794.3	1794.4	1794.5	1794.6	1794.7	1794.8	1794.9	1795.0	1795.1	1795.2	1795.3	1795.4	1795.5	1795.6	1795.7	1795.8	1795.9	1796.0	1796.1	1796.2	1796.3	1796.4	1796.5	1796.6	1796.7	1796.8	1796.9	1797.0	1797.1	1797.2	1797.3	1797.4	1797.5	1797.6	1797.7	1797.8	1797.9	1798.0	1798.1	1798.2	1798.3	1798.4	1798.5	1798.6	1798.7	1798.8	1798.9	1799.0	1799.1	1799.2	1799.3	1799.4	1799.5	1799.6	1799.7	1799.8	1799.9	1800.0	1800.1	1800.2	1800.3	1800.4	1800.5	1800.6	1800.7	1800.8	1800.9	1801.0	1801.1	1801.2	1801.3	1801.4	1801.5	1801.6	1801.7	1801.8	1801.9	1802.0	1802.1	1802.2	1802.3	1802.4	1802.5	1802.6	1802.7	1802.8	1802.9	1803.0	1803.1	1803.2	1803.3	1803.4	1803.5	1803.6	1803.7	1803.8	1803.9	1804.0	1804.1	1804.2	1804.3	1804.4	1804.5	1804.6	1804.7	1804.8	1804.9	1805.0	1805.1	1805.2	1805.3	1805.4	1805.5	1805.6	1805.7	1805.8	1805.9	1806.0	1806.1	1806.2	1806.3	1806.4	1806.5	1806.6	1806.7	1806.8	1806.9	1807.0	1807.1	1807.2	1807.3	1807.4	1807.5	1807.6	1807.7	1807.8	1807.9	1808.0	1808.1	1808.2	1808.3	1808.4	1808.5	1808.6	1808.7	1808.8	1808.9	1809.0	1809.1	1809.2	1809.3	1809.4	1809.5	1809.6	1809.7	1809.8	1809.9	1810.0	1810.1	1810.2	1810.3	1810.4	1810.5	1810.6	1810.7	1810.8	1810.9	1811.0	1811.1	1811.2	1811.3	1811.4	1811.5	1811.6	1811.7	1811.8	1811.9	1812.0	1812.1	1812.2	1812.3	1812.4	1812.5	1812.6	1812.7	1812.8	1812.9	1813.0	1813.1	1813.2	1813.3	1813.4	1813.5	1813.6	1813.7	1813.8	1813.9	1814.0	1814.1	1814.2	1814.3	1814.4	1814.5	1814.6	1814.7	1814.8	1814.9	1815.0	1815.1	1815.2	1815.3	1815.4	1815.5	1815.6	1815.7	1815.8	1815.9	1816.0	1816.1	1816.2	1816.3	1816.4	1816.5	1816.6	1816.7	1816.8	1816.9	1817.0	1817.1	1817.2	1817.3	1817.4	1817.5	1817.6	1817.7	1817.8	1817.9	1818.0	1818.1	1818.2	1818.3	1818.4	1818.5	1818.6	1818.7	1818.8	1818.9	1819.0	1819.1	1819.2	1819.3	1819.4	1819.5	1819.6	1819.7	1819.8	1819.9	1820.0	1820.1	1820.2	1820.3	1820.4	1820.5	1820.6	1820.7	1820.8	1820.9	1821.0	1821.1	1821.2	1821.3	1821.4	1821.5	1821.6	1821.7	1821.8	1821.9	1822.0	1822.1	1822.2	1822.3	1822.4	1822.5	1822.6	1822.7	1822.8	1822.9	1823.0	1823.1	1823.2	1823.3	1823.4	1823.5	1823.6	1823.7	1823.8	1823.9	1824.0	1824.1	1824.2	1824.3	1824.4	1824.5	1824.6	1824.7	1824.8	1824.9	1825.0	1825.1	1825.2	1825.3	1825.4	1825.5	1825.6	1825.7	1825.8	1825.9	1826.0	1826.1	1826.2	1826.3	1826.4	1826.5	1826.6	1826.7	1826.8	1826.9	1827.0	1827.1	1827.2	1827.3	1827.4	1827.5	1827.6	1827.7	1827.8	1827.9	1828.0	1828.1	1828.2	1828.3	1828.4	1828.5	1828.6	1828.7	1828.8	1828.9	1829.0	1829.1	1829.2	1829.3	1829.4	1829.5	1829.6	1829.7	1829.8	1829.9	1830.0	1830.1	1830.2	1830.3	1830.4	1830.5
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